

Triton

Engineering

April 18, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Re-zoning
Centennial / Thom
APN # 125-24-801-017**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 40 lot single family project called "Centennial / Thom".

The applicant is requesting that the zoning on this parcel be changed from R-E to RPD-7 for a proposed 40 lot single-family residential development (7.49 d/ua). Parcels adjacent to the proposed site have the following zoning and/or land use:

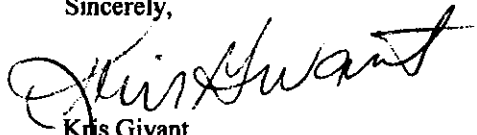
NEC – Commercial (Z-0019-01 & Z-3976) and Civil Use
NWC – R-1 & R-E
SEC – I-215 Beltway & R-PD 6 and R-CL
SWC – I – 215 Beltway & R-PD 5

Richmond American Homes believes that requesting a RPD-7 zoning will compliment the area and would be a proposed buffer between the R-1 subdivisions and the C-1 Commercial Property.

We believe that the addition of single family homes at this location will increase traffic slightly, but any traffic concerns will be addressed either by submittal of a traffic study or through a traffic mitigation agreement.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**ZON-12118
REVISED**